MHP & Elm Street Development Selected as Developer of Olney Site

MHP and Elm Street Development were selected by Montgomery County to develop a 32.6 acre site located on Bowie Mill Road in Olney. 117 mixed-income ownership homes will be constructed. For more on this project and other MHP development projects, see page 6.

Circle of Builders Group Expands

The MHP Circle of Builders is a giving club made up of donors who are committed to helping low income families attain the next level of stability by ensuring they have access to quality, affordable housing and supportive services that empower them to build a stronger future. Members make annual gifts at the Circle Level, the Stepping Stone Level, and the Foundation Level. Inaugurated in 2007, the group has grown to include 34 members.

Circle of Builders members enjoyed a spring breakfast meeting with County Executive Ike Leggett and a fall panel discussion with local government planners, elected officials, and experts in the affordable housing field. The third breakfast meeting in the series will be held this April. A complete list of Circle of Builders members is listed on page 7. For more information, call Patty at 301-622-2400 X22.

Glenville Fall Festival is Fantastic!

Residents of the Glenville Road cul-de-sac apartment community celebrated at the 5th Annual MHP Fall Festival on October 20, 2007. Children enjoyed face painting, a moon bounce, and craft activities. Kids also competed in contests and games. Families enjoyed great food and danced to tunes spun by a local DJ. On June 7, 2008, MHP will sponsor a Glenville neighborhood clean up as part of the National NeighborWorks Week.

The 20th Annual Montgomery Housing Partnership Norman L. Christeller Golf Tournament

New Location

Hampshire Greens

Monday, May 12, 2008
12 Noon Shotgun Start
Lunch, Barbeque Dinner

Call Patty Reed at 301-622-2400 X22 for more information.
President’s Message

Robert Goldman

MHP has enjoyed many successes in the past year. We were able to purchase four buildings in Takoma Park and expand our inventory of town homes through Montgomery County’s Moderately Priced Dwelling Unit (MPDU) program. We feel fortunate to be working in a county with a premier affordable housing program. Through the Community Life program, we continue to work with amazing, hard working families whose successes remind us daily of the importance of what we do. It is hard to believe that next year, MHP will celebrate its 20th Anniversary.

As we take pride in our accomplishments, it is important to remember the affordable housing advocates who paved the way decades before MHP was in existence. One such person is Annie R. Collins who passed away last July at the age of 80. Annie worked hard to get Great Hope Homes (GHH) built in the late 1960s and early 1970s and preserve the homes for the residents who have occupied the property for generations. On March 7, 2008, MHP dedicated the community center at GHH in her memory at a poignant ceremony.

We were all shocked by the sudden passing of 5th term Councilwoman Marilyn Praisner. Marilyn, age 66, died after heart valve replacement surgery on February 1, 2008. At the time of her death, she chaired the Council’s Planning, Housing and Development Economic Committee. Marilyn was truly a friend of MHP and as recently as November, 2007, served as a panelist at the MHP Circle of Builders Breakfast. She will be sorely missed in the affordable housing community.

On February 2, 2008, Gene Lynch, a Silver Spring activist and Montgomery County Planning Board member passed away from cancer at age 50. Gene was one of the co-founders of MHP and was a proponent of affordable housing and smart growth.

In their footprints, we work to continue their vision of a safe, dignified home for every Montgomery County resident. We look to our current donors, partners, community leaders and friends of MHP to carry on their mission as the next generation of affordable housing advocates.

Robert Goldman
News and Notes

MHP staff, board members, family and friends participated in the 10th Annual Walk For The Homeless on November 19, 2007. MHP had more participants than in previous years with 72 eager walkers. In addition to the major walk, Mini Walk-A-Thons were held at Pembridge Square Apartments, Amherst Square Apartments and the Charles Drew Elementary School. The event raised $7.1 million and MHP received $94,500 of the proceeds for our Community Life program.

Congratulations to staff member, Cleydi Pacheco, and her husband, Rodrigo Tobon, on the birth of their daughter, Camila Elizabeth Tobon Pacheco. Camila was born on November 10, 2007 and weighed in at 7 lbs. 3ozs.

MHP would like to welcome two new staff members. Aida Mora is the new MPDU/IDA Coordinator and William Cerna joined the staff as Community Life Programs Assistant Director.

MHP would like to thank the Property Management Association (PMA) for building a much needed fence at 8800 Bradford Road and coordinating a community service landscaping project on March 29. PMA is the largest real estate management association in the national capital area and represents more than 1,000 real estate professionals.

MHP was awarded a $50,000 Green Grant from Enterprise Community Partners for the Takoma Park Preservation Project. Enterprise offers grants to help cover the costs of planning and implementing green (environmentally friendly) components of affordable housing developments, as well as tracking their costs and benefits.
On Christmas Eve, a group of children in Wheaton line up with their faces pressed against the windows of their apartments as a fire engine comes racing into their community with flashing lights and wailing siren. On board is Santa Claus, his wife and dozens of volunteers! With a little help from the Wheaton Volunteer Rescue Squad, they disembark at Amherst Square, Amherst Gardens and Pembridge Square Apartments and begin going door to door, distributing holiday gifts to 220 families living in these communities.

Santa, along with his partners from the Wheaton/Kensington Chamber of Commerce, Wheaton Rescue Squad and Montgomery Housing Partnership (MHP) hand out bags of new toys collected through the Angels for Children Annual Toy Drive. The toy drive started in 1998, when a house fire during the holiday season led to an outpouring of gifts from the close-knit community. The family was so inundated with gifts that they wanted to share them with their neighbors, many of whom were struggling financially. Steve Sobolewski, the head of the Wheaton Volunteer Rescue Squad, saw this as an opportunity to create a community event that, after 9 years, has grown to become a legendary holiday tradition in Wheaton.

Thanks to all who helped with the 2007 Angels for Children Toy Drive at Pembridge & Amherst Apts.

Special Thanks To These Individuals

- Eduardo Carcamo – Acorn Self Storage
- Capt. Kris Hoxha – Wheaton Rescue Squad
- Marcia and Paul Jacques (aka Mr. & Ms. Claus)
- Deputy Chief Steve Sobolewski – Wheaton Rescue Squad

Thanks to these organizations, businesses and families who donated to the Angels for Children Toy Drive

- A&T Systems
- Acorn Self Storage – Aspen Hill
- Acorn Self Storage – Wheaton
- Ahma Inc.
- Bethesda United Methodist Church & their Youth Group
- Brookside Gardens
- Copier Plus
- Ego Vanity Store
- Evergreen School & families
- The Gazette
- Johns Hopkins University Alumni
- Kensington Fire Department
- Montgomery Housing Partnership Staff
- NAMI Thrift Store
- Office Depot – Westfield Mall
- Laura-Leigh V. Palmer – a**a*p Graphics
- Royal Mile Pub
- St. Catherine Labouré School
- Vizada Satellite
- Wheaton & Kensington Chamber of Commerce
- Wheaton Volunteer Rescue Squad
- Wild Bird Center
Every year, the Community Life Department at MHP celebrates the holiday season at various MHP properties. Parties and gift giving abounded at Great Hope Homes, Blair Park, Glenville, and Greenwood sites.

Holiday Parties Enjoyed By Many Residents

Santa (aka Rick Smith) visits with teens at Great Hopes Home Party on December 12.

A young resident from Glenville poses with a present she received.

Volunteers from Christ Church in Kensington organized a party and toy giveaway for the children at Glenville.

Thanks to:
Boy Scout Troop #66
Concierge Jill Albrecht & Tenants of the CRI Building
CWCapital Asset Management Employees
District Court, Rockville
Enterprise Community Partners
Sally Rudney & Brownie Troop 379
NeighborWorks
Newport School
The Stubbs & Nasvaderani Families and Friends
Wheaton-Silver Spring Kiwanis Club
117 New Homes at Olney Site on Bowie Mill Road

MHP and Elm Street. Development were selected by Montgomery County to develop a 32.6 acre site in Olney to construct 117 new homes at Olney site on Bowie Mill Road. Plans call for a mixture of detached homes and townhouses. The development will feature extensive landscaping and walking paths, preservation of as many trees as possible, protection of the wetlands/streams and a large public green space at the center of the community. From start to completion, the development is expected to take nearly three and a half years.

Beall’s Grant II in Approval Process

MHP is working with Rockville’s city government, Montgomery County and local community groups to gain approval to build a 109 unit “green” (environmentally friendly) apartment building. This building, known as Beall’s Grant II, will be constructed next to an existing MHP property, Beall’s Grant, on N. Washington Street in Rockville, 1/2 block from the Rockville Town Square. MHP has been successful in getting the neighborhood association’s approval for building this mixed income four story rental community and continues to successfully navigate the local jurisdiction’s approval process. No start date has been set for construction yet.

1001, 1003, 1005 University Blvd., Takoma Park

The Takoma Park Preservation (TPP) project is comprised of six buildings, all within a mile of each other, which MHP has purchased and is renovating in the community of Takoma Park. The first series of renovations at 1001, 1003 and 1005 University Blvd began in January of 2008 and is expected to be completed by the end of April, 2008. Renovations include new windows, newly renovated baths and kitchens as well as new electrical and plumbing services. Many green components have been incorporated into these buildings including tenant controlled heating and cooling, energy efficient lighting and appliances, low VOC paint, and environmentally friendly carpets and flooring.
Donors

Montgomery Housing Partnership’s work is made possible by the generous donations of corporations, individuals, and the state and county governments. We would like to thank the following donors who have contributed to MHP from September 1, 2007 to March 15, 2008. If there is an error or omission, please contact Patty Reed, Director of Fundraising at 301-622-2400 X22.

**Individuals**

Bruce T. Adams  
Tom Adams  
Leon W. Andris  
Ken Auerbach & Judy Shapiro-Auerbach  
Robert L. Baer  
Bruce Baker  
Calvin B. & Elizabeth Baldwin  
Linna Barnes & Chris Mixter  
Susan R. Baron  
Charles Bay  
Thad R. & Diane Bisselle  
James A. & Marian F. Brodsky  
Guy F. Campbell  
John H. Carman  
Lois M. Christeller  
Tara Baife-Clifford  
Ira & Rhonda Cunningham Holmes  
Rick Edson  
John J. Fitzgerald  
Margaret Fitzgerald Bare  
Lois Fried  
Stephen Giddings  
Daniel Goldman  
Teuntje Goldman  
Lois Green  
Gordon L. & Page B. Hawk  
Judith B. Heimann  
John P. Hewitt  
William & Judith Hewitt  
Ferdinand Hoefner  
Juan Holcomb  
Barry Kasinitz & Carla Evans  
Claudia Kedda  
Richard M. & Gail C. Keeney  
Morris & Lynn Kletzkin  
William Kominers  
Glenn R. Kreger  
Judith Lapping  
Richard & Lee Ann Lawch  
Alexandra Lehson  
Robert & Jane L. Lewit  
Phyllis & Ira Lieberman  
Connie & Harvey Long  
Sheila Maith  
David McMillion  
Camilla McRory in Honor of Margaret McRory  
Daniel Meijer  
Silfa A. Meredith  
Berhane Mesfin  
Ryland L. Mitchell  
Judith B. Morenoff  
Jeffrey Mosley  
Stephen Oesch  
Neale & Karen Perl  
Robert & Mary Perrelli  
Laurence Platt  
Patricia V. Plunkett  
Neal Potter  
Patty Reed  
Ken Rehfuss  
Donald B. & Marion O. Robertson  
John M. & Patricia Robinson  
Jacqueline H. Rogers  
Lawrence N. & Jody Rosenblum  
Robert Rosenfeld  
Ruby A. Rubens  
Cynthia Rubenstein  
Carolyn Salisbury  
Robert L. Saloschin  
Gail Scott-Parizer & Michael Parizer  
Barbara Sears  
Tara Seeley  
Martin Seldeen  
John & Mary Slidell  
Alli Solis  
David H. & Gloria B. Solomon  
James Soltesz  
Robert & Nancy Soreng  
John D. & Elizabeth Spencer  
Lois O. Stoner  
Anne B. Tenney  
Jody Leigh Tracey  
Thomas & Carolyn Waller  
Jamie & Gina Williams  
Cheryl Scott Williams  
Michael A. Withers  
Joan N. Yamamoto  
Paul M. Yentis  
Anna Zelinsky  
Neal Potter  
Patty Reed  
Ken Rehfuss  
Donald B. & Marion O. Robertson  
John M. & Patricia Robinson  
Jacqueline H. Rogers  
Lawrence N. & Jody Rosenblum  
Robert Rosenfeld  
Ruby A. Rubens  
Cynthia Rubenstein  
Carolyn Salisbury  
Robert L. Saloschin  
Gail Scott-Parizer & Michael Parizer  
Barbara Sears  
Tara Seeley  
Martin Seldeen  
John & Mary Slidell  
Alli Solis  
David H. & Gloria B. Solomon  
James Soltesz  
Robert & Nancy Soreng  
John D. & Elizabeth Spencer  
Lois O. Stoner  
Anne B. Tenney  
Jody Leigh Tracey  
Thomas & Carolyn Waller  
Jamie & Gina Williams  
Cheryl Scott Williams  
Michael A. Withers  
Joan N. Yamamoto  
Paul M. Yentis  
Anna Zelinsky  
Rita Morgan Charitable Trust/ John T. Morgan  
NeighborWorks America  
Rodgers Consulting, Inc.  
Rosenbaum Halliday Fund of the Community Foundation for the National Capital Region  
Rosenfield Investment LLC  
Rosenfeld Realty Company  
Raymond F. & Nancy Schoenke Charitable Foundation, Inc.  
Schwab Charitable Fund/Williams Martin & Laurel Kinn  
Smart Development Premiere Homes LC  
Saint Mark Presbyterian Church  
Target Corporation  
Transwestern Institutional Multifamily Group  
United Way of the National Capital Area  
Wachovia Foundation  
Zavos Architecture & Design, LLC  
Margot & Paul Zimmerman Fund of the Community Foundation for the National Capital Region

**MHP Participates In The Following Giving Programs:**

**America’s Charities**

**Local Independent Charities of America**

**Maryland Charity Campaign**

**United Way of Central Maryland**

**Corporations, Organizations, Foundations and Donors**

**Bank of America**

**Bethesda United Church of Christ**

**Bleichman-Morenoff Foundation**

**Chevy Chase Bank**

**Coldwell Banker Residential Brokerage Cares Foundation**

**Community Foundation for the National Capital Region**

**Enterprise Community Investment, Inc.**

**Fidelity Charitable Gift Fund**

**Lime Rock Contractors**

**Montgomery Alliance for Community Giving**

**Montgomery Coalition for Adult English Literacy**

**Montgomery County Community Foundation Funds:**

**Help the Homeless Funds**

**Sharing Montgomery Fund II/Hendricks Family Fund**
MHP Partners with Temple Shalom for Mitzvah Day

On a chilly morning in November, members of Temple Shalom in Bethesda gathered at MHP’s Quebec Terrace Apartments in Silver Spring to plant groundcover, spread mulch and clean the common areas. Two dozen volunteers worked for approximately 4 hours and when they left, 1019-1025 Quebec Terrace was not only clean, but beautifully landscaped.

This event was part of the annual Mitzvah Day sponsored by local synagogues. Each year, Jewish congregations participate in a day of community service to foster a relationship with social service agencies that work to improve the lives of people in need. In keeping with Judaism’s teaching of tikkun olam (to repair the world), Mitzvah Day strives to inspire its participants to pursue social justice through social activism.

The volunteers were from diverse locations. Anna and Sophie Fierst were the first to arrive and they brought Stephanie Zouein, a 16 year old exchange student from France. Habtemariam Weldu and his children volunteered after seeing a MHP flyer encouraging residents to participate. Rodrigo Tobon of Tobon Landscaping delivered the planting materials and stayed to offer his expertise.

After 4 hours of hard work, the volunteers had planted 100 pots of groundcover, hauled 2 truckloads of debris and spread 50 bags of mulch. Many thanks to all the volunteers who participated.